

000239

055253

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE 4838
AND RECORDED IN BOOK
PAGE(S) 239-241 THIS 29
DAY OF Dec 20 03 AT 11:15 am
DWIGHT S. WOOD, CLERK BY 11039, 40

Return Recorded Document to:
Law Office of C. Varon, LLC
6800 Roswell Road
Suite 2-B
Atlanta, GA 30328

WARRANTY DEED

STATE OF GEORGIA

File #: 23-899

COUNTY OF HALL

This Indenture made this 15th day of December, 2003 between LOUISE M. WHITMORE, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MARINEMAX OF GEORGIA, INC., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SAID PROPERTY BEING SUBJECT TO ALL EASEMENTS AND COVENANTS OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

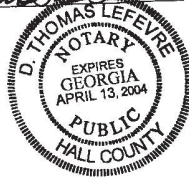
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Christine Sherchen
Witness

[Signature] (Seal)
LOUISE M. WHITMORE

[Signature]
Notary Public



HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 1560.00
Date 12-29-03
DWIGHT S. WOOD
Clerk Superior Court
By *[Signature]*